

Debbie Beadle

From: Lyman Howard
Sent: Tuesday, April 16, 2013 10:09 AM
To: Debbie Beadle
Subject: FW: Full BCRA 2009 Comp Plan Amendment - 12 pdf's attached
Attachments: Unknown Document.pdf; Unknown Document.pdf; Unknown Document.pdf; Unknown Document.pdf; Unknown Document.pdf; Unknown Document.pdf; Unknown Document.pdf; Unknown Document.pdf; Unknown Document.pdf; Unknown Document.pdf; Unknown Document.pdf; Unknown Document.pdf

Lyman Howard
 Deputy City Manager
 City of Sammamish
 801 - 228th Avenue SE
 Sammamish, WA 98075
 Phone - 425-295-0552
 Fax - 425-295-0600
 lhoward@ci.sammamish.wa.us

Please don't print this e-mail unless you really need to. Reduce, Reuse, Recycle.

-----Original Message-----

From: Paul Stickney [mailto:stick@seanet.com]
Sent: Monday, April 15, 2013 3:19 PM
To: Lyman Howard
Subject: Full BCRA 2009 Comp Plan Amendment - 12 pdf's attached

Hi Lyman,

Here is our 2009 comp plan amendment submitted by BCRA.

Twelve pdf's attached.

Regards

Paul

Paul Stickney
 Access: #(206) 954-6475
 Office: #(425)289-0250, Ext. #108
 Fax: #(425)885-5244
 E-mail: stick@seanet.com

Mayor Don Gerend
City Council Members
City of Sammamish

We, the Town Center SE Quadrant Landowners' Group, request that the Council considers our Comprehensive Plan Amendment Application by combining it with your 2011 Programmatic Update to the City's Comprehensive Plan.

Our request will provide refinement to the Comprehensive Plan that is supported by the Gardner-Johnson market study and is necessary for our project to be economically viable in a rapidly changing world, and at the same time meet the development standards of the Town Center Plan.

The SE Quadrant Land Owners' Group is committed to move forward with a realistic project that will give the Town Center a much needed jump-start. With land assembled and major infrastructure in place, the SE Quadrant is in the unique position to provide services, shopping, jobs, and housing for the Sammamish citizens in the near future. It will bring into being a sense of place in the heart of the City, while at the same time it will generate multiple economic benefits to the City, along with minimal infrastructure costs.

Everyone involved will benefit:

- Sammamish Citizens
- The City of Sammamish
- The entire Town Center
- The SE Quadrant Land Owners
- The Developer(s)

From 2002 to 2008 the Town Center went from an idea to adopted plan, however, the economy has greatly changed since then. As a consequence, most people want to minimize expenses and are looking for the convenience and cost savings of jobs, shopping, and services closer to home. Our project will provide these opportunities for the City and the Citizens of Sammamish.

We acknowledge that there are challenges involved in the incorporation of these innovative modifications to the Comprehensive Plan. We look forward to working with you in finding successful solutions that result in mutual benefits for all.

Respectfully yours,

SE Quadrant Town Center Landowners' Group

cc Ben Yazici, City Manager
Kamuron Gurol, Community Development Director

- The Sammamish Chamber of Commerce reported in 2009 "significant need now for office space, other than home office", for Sammamish businesses.
- The adopted Sammamish Town Center plan is not workable/feasible for the reasons detailed by, among others, Mayor Gerend at the December 8th Council meeting. Everyone needs to be successful in any development, and the adopted Town Center Plan is not marketable in its current form.
- The current Town Center plan is rooted much more in committee wishes rather than professional leadership and recommendations from staff and consultants.

Consider:

Jobs

- Sammamish has approximately 1 job per 8 residents
- Mill Creek has approximately 1 job per 6 residents
- Mercer Island has approximately 1 job per 4 residents
- King County average is approximately 1 job per 2 residents
- Issaquah has approximately 1 job per 1.5 residents (2 jobs for 3 residents)
- Redmond has approximately 1.2 jobs per 1 resident (6 jobs per 5 residents)

Shopping

- Sammamish keeps about 13% of all shopping/spending dollars locally.
- About 87% of shopping/spending dollars are spent outside of Sammamish benefiting other communities than Sammamish.
- Sammamish has the highest median household income in the Puget Sound Region.
- Issaquah has publicly stated that it wants to capture Sammamish spending.
- As of 2007, Issaquah had per household taxable retail sales *over 5 times greater* than per household taxable retail sales in Sammamish.

Policies to encourage 1 job for every 4 Sammamish residents and decrease shopping dollars leaving the community to 60% will not adversely change the community character of Sammamish, and would make Sammamish a more well rounded and desirable place to live. Adopting the proposed comprehensive plan amendment, and then applying that same level of change to the entire Town Center, would still provide far less than the office and shopping space needed to meet job targets of 1 job per 4 residents and having 40% of shopping stay in Sammamish.

- The SE Quadrant project described in the Comprehensive Plan Amendment is **NEITHER** intended to take away from the core Town Center vision, as expressed in the Town Center Plan, **NOR** is it intended to replace the emphasis on the importance of the Town Center core, as envisioned in the adopted Town Center Plan. By having the ability to jump-start the process, it can only add to the entire Town Center success.

Is it not reasonable for the City to better its revenue stream now by creating substantial new income from commercial mixed-use development, **without** increasing taxes for the Citizens, rather than to wait, for possibly 10 years or more, until the West side becomes ready? Why don't ask the "silent majority"? But wait, most Citizens in Sammamish are busy going down the hill in the morning and up again after work and then down again with the kids for the activities that are not available on the Plateau. They don't seem to have the time to follow the deliberations in City Hall that much. And that is sad.

Dear Council Member:

- It is strongly suggested that you (re-) read the Sammamish Town Center Plan by MAKERS, Architecture and Urban Design, adopted by the City Council in June 2008, at the same time as you read the Comprehensive Plan Amendment Submittal by BCRA, Architects, Engineers and Urban Planners, dated September 24, 2009. It will become strikingly evident how well the SE Quadrant project proposal fits in with the Sammamish Town Center vision as expressed in the adopted plan.

The following facts are revisited by Makers again and again:

"The numerous, individual property ownerships present a challenge to successful Town Center development" and

"As noted earlier, development of the Town Center to fit the community's vision is complicated by the area's numerous, relatively small property ownerships"

At the same time, it has been known since well before 2006, that the SE Quadrant Landowners' Group has more than 20 acres of assembled development in phase 1 and another 9 plus acres in phase 2. This has unfortunately been ignored or downplayed to the detriment of the City and its Citizens.

- The "City Capital Investments and Operating Costs and Private Sector Development Costs of Infrastructure" addressed in the Sammamish Town Center Plan are now out of date, especially in view of misalignments of the City's income and expenses caused by considerable changes in National, State and Local economies and consequent changes in tax and fee revenue forecasts. E.g. compare:

Street costs:

As stated in the Town Center Plan, Northwest Connector Road (Extension of E Main St. from 228th Ave. SE, west and then south to SE 4th St.): New 2 lane roadway w/ either parking, concrete curb & gutter, sidewalk, trees, in pots or bike lanes, sidewalk, swales (through wetlands & significant grade changes):

1,850 feet was estimated at \$5,710,000 (\$3,086 per lineal ft. of street).

The 244th Avenue, between SE 8th and NE 8th Streets project: New 2-lane roadway, concrete curb & gutter, sidewalk, traffic speed controls:

800 feet Contractor bid is \$9,300,000 (\$11,625 per lineal ft. of street).

Water and Sanitary Sewer infrastructure costs

The Town Center Plan (page 97) "General Water and Sewer Facility

Considerations: It is anticipated that the water and sewer infrastructure within the proposed roads will cost approximately \$20 million (2007 dollars) – approximately \$8 million and \$12 million **west and east** of 228th Avenue SE, respectively."

The words "west and east" are transposed and instead needs to be read "**east and west**". This error has never been corrected and has been used against SE quadrant's proposed development.

Further, SE and NE quadrants were not required to be separated; by the adopted plan with the majority of public (City) expenses occurring in the NE quarter and in addition with the majority of infrastructure cost in the SE quadrant to be born by Developer(s) and with only minor costs for the public to bear.

- The SE Quadrant project is ready to go right now, and if allowed, could be "shovel ready" in the near future, thereby providing a jump-start to the Town Center.

Base Land Use
Application



Land Use Application

Base Land Use

SMC Chapter 20.05

Applications

Please check all that apply:

- ☐ Binding Site Plan
- ☐ Boundary Line Adjustment
- ☐ Commercial Site Development
- ☒ Comprehensive Plan Amendment
- ☐ Conditional Use Permit
- ☐ Reasonable Use Exception
- ☐ Shoreline Conditional Use*
- ☐ Shoreline Substantial Development*
- ☐ Shoreline Variance*
- ☐ Preliminary Short Subdivision
- ☐ Preliminary Subdivision
- ☐ Wireless Communication Facility
- ☐ Zoning Change
- ☐ Zoning Variance
- ☐ Other: _____

*Requires JARPA Form Completion.

Community Development Department

801 228th Avenue SE
Sammamish, WA
98075-9509

Hours: M-F 8:30 AM-5 PM
Phone: 425-295-0500
Fax: 425-295-0600
Web: www.ci.sammamish.wa.us

Applicant/Owner Information

Applicant Name: RICHARD BIRCH
Address: 442 228TH AVE SE
Daytime Phone: 425-990-8641 Email: _____
Representative (if other than applicant): GARETH ROE, AICP/BCRA
Address: 2100 PACIFIC AVE # 300 TACOMA, WA 98402
Daytime Phone: 253-627-4567 Email: GROE@BCRADESIGN.COM
Property Owner(s) (if other than applicant): SEE ATTACHED
Address: _____
Daytime Phone: _____ Email: _____

Property Information

Zoning: _____ Site Address: MULTIPLE / SEE ATTACHED
Comp. Plan: _____ Total Sq. Ft.: _____ Proposed Use: _____
Parcel Number: _____ Legal Description: _____
Physical characteristics of site: _____ Critical areas on or near the property: _____

Signatures

Applicant(s), Representative and/or Owner(s):

I certify that all of the information submitted in this application including any supplemental information is true and complete to the best of my knowledge and I acknowledge that willful misrepresentation of information will terminate this permit application. I have read this application in its entirety and understand that my submittal will be reviewed for completeness and, if found to be complete, will be processed in accordance with SMC Title 20.

Signature: [Signature] Date: 9/24/09
Signature: _____ Date: _____
Signature: _____ Date: _____

Updated on: 6/27/07

**Traffic Concurrence
Certificate**



Traffic Concurrency Review Application

801 228th Avenue SE • Sammamish, Washington 98075 • Tel: 425.295.0500 • Fax: 425.295.0600 • www.ci.sammamish.wa.us

◆ PLEASE PRINT OR TYPE ◆

APPLICANT INFORMATION

PROPERTY OWNER

Name	RICHARD BIRGH	Phone	425.996.0641
Address	442 - 228 th AVE SE	Fax	
City/State/ZIP	SAMMAMISH, WA 98075	E-mail	

APPLICANT (If different than above)

Name/Company	GARETH ROE, BCRA	Phone	253.627.4367
Address	2100 PACIFIC AVENUE #300	Fax	253.627.4395
City/State/ZIP	TACOMA, WA 98402	E-mail	GROE@BCRADESIGN.COM

PROPERTY INFORMATION

Non-residential developments must submit a site plan showing road access points

Address	MULTIPLE - SEE ATTACHED	Development Name	SE QUAD. TOWN CENTER
Tax Account Number (s)	MULTIPLE - SEE A	1/4 Section	SW
		Section	34
		Township	25
		Range	06

PROJECT INFORMATION

Type of development permit to be applied for:

☐ Short Subdivision ☐ Subdivision ☐ Single Family ☐ Multifamily ☐ Commercial ☐ Other _____

Project Description (Please be specific)

COMPREHENSIVE PLAN AMENDMENT TO INCREASE COMMERCIAL SOFT AND RESIDENTIAL DENSITY WITHIN TOWN CENTER

RESIDENTIAL

Number of New Dwelling Units
SE-QUAD +/- 300

COMMERCIAL

Gross Square Feet
SE-QUAD +/- 300,000

Type of Use
TOWN CENTER - MIXED

CONCURRENCY TEST EXPIRATION (SMC Chapter 14A.10)

- A Concurrency Certificate shall expire and a new concurrency test application is required unless the Development Permit for which the concurrency is reserved is applied for within 180 calendar days of issuance of the Certificate of Concurrency.
- A Concurrency Certificate shall be valid for the Development Permit application period and subsequently for the same period of time as the Development Permit for which it was issued expires.
- A Certificate of Concurrency is valid only for the uses and intensities authorized for the Development Permit with which it is issued.
- A Certificate of Concurrency is valid only for the Development Permit with which it is issued, and for subsequent Development Permits for the same parcel, as long as the Applicant obtains the subsequent Development Permit prior to the expiration of the earlier Development Permit.
- A Certificate of Concurrency runs with the land, and cannot be transferred to a different parcel.

I have read the above information regarding expiration deadlines and appeal process. I further understand that issuance of a concurrency certificate is not a guarantee that the City will issue a development permit or building permit.

Property Owner Signature _____

Date _____

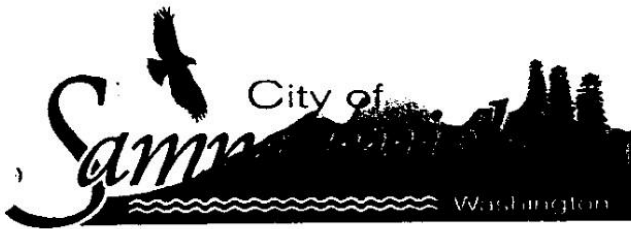
initial _____

I, the property owner, authorize my agent to receive all original correspondence. I understand I will receive a copy of all correspondence sent to my agent.

SUBMITTAL REQUIREMENTS - STAFF USE ONLY

Fees:	Applicant has provided:	Exempt:	Form Taken By
<input type="checkbox"/> \$108 Administrative Fee Paid	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Pipeline Project	
<input type="checkbox"/> \$ _____ Testing Fee Paid	<input type="checkbox"/> Traffic Impact Analysis	<input type="checkbox"/> Public School-City Facility	

Environmental Checklist



ENVIRONMENTAL CHECKLIST

486 - 228th AVENUE NE ♦ SAMMAMISH, WASHINGTON 98074 ♦ PHONE 425-898-0660 ♦ FAX 425-898-0669

Purpose of checklist:

The State Environmental Policy Act (SEPA), Chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the City identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. The City uses this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions as best as you can. If you have any questions, please ask the Planning staff for assistance.

Use of checklist for nonproject proposals:

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (SECTION III). For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

SECTION I – Background Information

1. Name of proposed project, if applicable:
Sammamish Town Center Master Plan – Comp Plan Amendment
2. Name of Applicant/Sponsor:
SE Quadrant Sammamish Land Owners
3. Address and phone number of applicant and contact person:
**BCRA – Gareth Roe
2106 Pacific Ave., Suite 300
Tacoma, WA 98402
(253) 627-4367**
4. Date checklist prepared:
September 21, 2009
5. Agency requesting checklist:
City of Sammamish
6. Proposed timing or schedule (including phasing, if applicable):
This proposed amendment is anticipated to be presented to city council for adoption in early 2010.
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
Future plans for development are included on the Site Plan.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
An EIS was prepared in January 2007 with the initial Town Center Plan that was adopted June 2008.
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.
Currently, portions of the Town Center Plan are under review by City of Sammamish.
10. List any government approvals or permits that will be needed for your proposal, if known.
The requested amendment to the Town Center Master Plan and Comprehensive Plan will require approval by the City of Sammamish. Any proposed project resulting from this requested comprehensive plan amendment will be expected to comply with all applicable development regulations and ordinances in place at that time.
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description).
To increase the overall allowance for commercial square footage in the Town Center to a point that would allow for a proportionate increase within the SE Quadrant that would bring the available allocations to the desired range of 250,000 – 300,000 square feet of commercial and the residential density of over 20 DU's/acre within the SE Quadrant.
12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township and range if known. If a proposal would occur over a range of area provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map and topographic map, if reasonably available. While you should submit any plan required by

the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The site is located to the east of 228th Ave SE and lies between SE 8th and SE 4th Streets. The area includes 9 parcels as follows: 1241100024, 1241100026, 1241100027, 1241100028, 1241100029, 1241100030, 1241100035, 1241100036 & 1241100038 and includes 26.28 acres.

SECTION II - ENVIRONMENTAL ELEMENTS**1. Earth**

- a. General description of the site (circle one): flat; rolling; hilly; steep slopes; mountainous; other:
Parcels within the SE Quadrant have a high point at the south that drops 80-90 feet across to the north and east. The lowest point is at the man-made pond at the center of the most NE parcel.
- b. What is the steepest slope on the site (approximately percent slope)?
The steepest slope occurs at the edges of the wetlands/ponds and drops about 35' in 100'.
- c. What general types of soils are found on the site (for example, clay, sand gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.
Soils have been classified by the US Dept of Agriculture and detailed information was provided in the earlier EIS. For the most part, soils are Alderwood Gravelly Sandy Loam, AgC & AgD with some Shalcar Muck and Bellingham Silt Loam in the low-lying wet areas.
- d. Are there surface indicators or history of unstable soils in the immediate vicinity? If so, describe.
Within the subject parcels there are designated erosion hazard areas.
- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.
N/A. This is a non-project action and no site construction drawings are being generated at this time.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
N/A. This is a non-project action and no actual development will be constructed at this time.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
N/A. This is a non-project action. No construction is proposed at this stage and impervious surface calculations will likely change over time with the further development of the design of the site.
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
N/A. This is a non-project action.

2. Air

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.
N/A. This is a non-project action and, in general, the most significant air impacts would involve construction related activity.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
The primary sources of air pollution in the Sammamish Town Center planning area currently are automobile traffic and wood burning, characteristic of residential suburban areas. This will not affect this proposal.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:
N/A. This is a non-project action.

3. Water

a. Surface

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

The subject parcels are located within the East Lake Sammamish Basin, and drains to the Inglewood Sub-basin. The George Davis Creek runs through a portion of the parcels and has associated wetlands. Parcels 1241100027 & 1241100036 have ponds fed by George Davis Creek.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

This is a non-project action, however, future site development will be proposed to appropriately buffer wetlands and control and treat run-off.

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

N/A. This is a non-project action.

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose and approximate quantities if known.

N/A. This is a non-project action.

5) Does the proposal lie within a 100-year flood plain? If so, note location on the site plan.

The subject property does not lie within a 100-year flood plain.

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

N/A. This is a non-project action.

b. Ground

1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

N/A. This is a non-project action.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: domestic sewage; industrial, containing the following chemicals, agriculture; etc.).

N/A. This is a non-project action.

Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

N/A. This is a non-project action.

c. **Water Runoff** (including storm water)

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow? Will this water flow into other waters? If so, describe.

N/A. This is a non-project action. However, future mitigation and control of water runoff will be required to comply with all governmental regulations.

2) Could waste materials enter ground or surface waters? If so, generally describe.

N/A. This is a non-project action.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

N/A. This is a non-project action. However, future mitigation and control of water runoff will be required to comply with all governmental regulations. Any proposed project resulting from this requested comprehensive plan amendment will be expected to comply with all applicable development regulations and ordinances in place at that time. The Sammamish Town Center master plan calls for new development and planning principles to safeguard the watershed and prevent it from contamination and flooding due to development practices, and to provide a strong sense of community identity and easy pedestrian access to all features of the Sammamish core. The requested changes to the comprehensive plan will further support the City's mandate to create walkable, pedestrian friendly neighborhood districts, and protect the water quality of nearby wetlands and stream watersheds. The higher density of population with associated goods, services and work places will help reduce vehicular travel times within the Sammamish Town Center area if people do not need to drive outside the city boundaries for shopping and services.

4. **Plants**

a. Check the types of vegetation found on the site:

Deciduous tree

☒ Alder

☒ Maple

☐ Aspen

☐ other: _____

Evergreen tree

☒ Fir

☒ Cedar: western red

☐ Pine

☒ other: western hemlock

☒ Shrubs

☒ Grass

☒ Pasture

☐ Crop or grain

Wet soil plants

☐ Cattail

☐ Buttercup

☐ Bulrush

☐ Skunk Cabbage

☐ other: _____

Water plants

☐ Water Lily

☐ Milfoil

☐ other: _____

☐

☐ Other types of vegetation

- b. What kind and amount of vegetation will be removed or altered?

N/A. This is a non-project action and no vegetation will be altered at this time.

- c. List threatened or endangered species known to be on or near the site.

None known.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

N/A. This is a non-project action. However, the City has a Significant Tree regulation that requires a percentage of significant trees to be retained and/or replaced. Also particular attention will be paid to the landscaping of the buffers along the wetlands and ponds to enhance vegetation and protect the natural environment. Future landscape plans and specifications should include deep topsoil and ability for water to infiltrate into surrounding ground water reserves. Native plantings should be required in all planting areas to be drought tolerant and provide an environmentally appropriate palette to blend in with the local environment.

5. Animals

- a. Check any birds and animals which have been observed on or near the site or are known to be on or near the site:

Birds

X Hawk, red tailed

X Heron, great blue

☐ Eagle

X Songbirds

X other: thrush, winter wren, chickadee, kinglet, crow, stellar jay, sparrow, finch

Mammals

X Deer

☐ Bear

☐ Elk

X Beaver

X other: coyote, raccoon, squirrel, northern red-legged frog, rodents

Fish

☐ Bass

X Salmon

X Trout

☐ Herring

☐ Shellfish

other: _____

- b. List any threatened or endangered species known to be on or near the site.
The Priority Habitats and Species database has no priority wildlife species are documented within the Town Center planning area. The closest bald eagle nest is located more than a mile west of the Town Center near the shoreline of Lake Sammamish. A great blue heron rookery, noted in 2004, is also located near the lake shoreline more than 2 miles southwest of the planning area. An osprey nest is mapped approx 3.5 miles south of the planning area.
- c. Is the site part of a migration route? If so, explain
A habitat corridor is present along the George Davis Creek and its related ponds and wetlands and could be part of a migration route of the Pacific Flyway.
- d. Proposed measures to preserve or enhance wildlife, if any:
N/A. This is a non-project action. However, designated habitat corridors will remain intact and be buffered as part of the future development. Any proposed project resulting from this requested comprehensive plan amendment will be expected to comply with all applicable development regulations and ordinances in place at that time.

6. **Energy and Natural Resources**

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.
N/A. This is a non-project action.
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.
N/A. This is a non-project action.
- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:
N/A. This is a non-project action.

7. **Environmental Health**

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.
N/A. This is a non-project action.

1) Describe special emergency services that might be required.

N/A. This is a non-project action.

2) Proposed measures to reduce or control environmental health hazards, if any:

N/A. This is a non-project action.

b. **Noise**

1) What type of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Within the Town Center planning area, the primary sources of sound are associated with existing traffic on 228th Avenue SE and the surrounding street network. Activities related to the area schools including arrival and departure of students, sports events and other school

events are also sources of sound.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

In general, the greatest amount of anticipated noise would be during earth-moving and excavation stages of any construction activity. Long term noises associated with the proposed project will include those typically generated by the commercial and residential uses. No significant adverse noise impacts are expected for the current Town Center plan. The increase in density proposed by this application is not expected to create any additional noise impacts.

3) Proposed measures to reduce or control noise impacts, if any:

N/A. This is a non-project action.

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties?

Single family development is the predominant use within the area planned for the Town Center. Within the parcels included in this application, 2 parcels are vacant and 7 have single family residences.

b. Has the site been used for agriculture? If so, describe.

There is no indication that the subject site has been used recently for agricultural purposes.

c. Describe any structures on the site.

Within the SE Quadrant there are single family residences and their associated accessory garages and sheds on 7 of the 9 parcels. They range in built date from 1917 to 1976 and in quality from poor to very good.

d. Will any structures be demolished? If so, what?

All existing structures will be demolished.

e. What is the current zoning designation of the site?

Current zoning is R-1, although the Town Center Plan calls for a change to a combination of A-3 & B.

f. What is the current comprehensive plan designation of the site?

Current designation is R-4.

g. If applicable, what is the current Shoreline Master Program designation of the site (check with City Planning staff)?

N/A.

h. Has any part of the site been classified an "environmentally sensitive" area? If so, specify.

A wetlands and habitat corridor is located on the site along the George Davis Creek and ponds.

i. Approximately how many people would reside or work in the completed project?

N/A. This is a non-project action and specific information is unknown at this time.

j. Approximately how many people would the completed project displace?

N/A. This is a non-project action.

- k. Proposed measures to avoid or reduce displacement impacts, if any?
N/A. This is a non-project action.
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
Extensive study has been done in the prior development of the Town Center Plan to confirm that this Plan is compatible with projected land uses and to design a concept that worked well. This requested amendment is intended to be approved by the city council as an amendment to the city Comprehensive Plan; and will be written as a draft ordinance so as to be internally consistent with that document. Any proposed project resulting from this requested comprehensive plan amendment will be expected to comply with all applicable development regulations and ordinances in place at that time.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high-, middle-, or low-income housing.
It is the intention of the Town Center Plan to allow upwards of 20 dwelling units/acre, in a combination of duplexes, townhouses and multi-family units. Affordable housing targets are included as planning goals for the Town Center to accommodate the City's share of housing that is affordable to low-and moderate-income households. Any future development on the subject property will be in conformance with the affordable housing requirements in place at that time.
- b. Approximately how many units, if any, would be eliminated? Indicate whether high-, middle-, or low-income housing.
According to the King County Assessor's information, 7 existing single family dwellings would be eliminated. Existing residences range from 2 mobile home and 2 small houses in poor condition to a 5,960 sq ft house in very good condition built in 1976. The other residences are of average size and condition.
- c. Proposed measures to reduce or control housing impacts, if any:
N/A.

10. Aesthetics

- a. What is the tallest height of any proposed structures(s), not including antenna; what is the principal exterior building material(s) proposed?
N/A. This is a non-project action and no actual structures have been designed at this time.
- b. What views in the immediate vicinity would be altered or obstructed?
Changes under the adopted Town Center plan will significantly alter the existing visual character and the views in this area. This proposal to increase density will not significantly alter views in addition to what is already anticipated.
- c. Proposed measures to reduce or control aesthetic impacts, if any:
The proposed mitigation for the Town Center plan includes mitigation through regulation, including zoning and design guidelines and through public improvements such as streetscape landscaping and development of landscaped buffers adjacent to the wetlands and ponds.

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
Typical low-level parking lot lighting will be produced but can be directed downward and away from adjacent residential uses. Light from the windows of buildings occupied in the early morning and evening and increased vehicular traffic light will be produced.
- b. Could light or glare from the finished project be a safety hazard or interfere with views?
The increases in density that this proposal requests, would not significantly increase the already anticipated changes to light and glare over what has been approved in the existing Town Center Plan.
- c. What existing off-site sources of light or glare may affect your proposal?
The existing off-site sources are primarily low-density residential, although directly to the south is an existing church and high school that would have higher light levels. Any new development within the Town Center area will have similar light levels to what is proposed and will not impact this proposal.
- d. Proposed measures to reduce or control light and glare impacts, if any:
As stated in the original Town Center EIS, these increases will be mitigated through guidelines calling for non-reflective glazing and buildings surfaces and by landscaping requirements to reduce the glare caused by the buildings in the landscape. Streetlights and parking lot lights will be shielded to dark sky standards and the illumination of public and private signs will be limited.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?
The City owns several parks, the closest of which is Pine Lake approx 1 mile to the south on 228th, Beaver Lake Park and Klahanie Park, both a little farther to the southeast. There are also a couple Golf and Country Clubs, Ataul is about 1 mile due east and Sahalee is just over 2 miles to the northwest. There is also Skyline HS directly to the south with a football field/track, tennis courts, soccer and baseball fields.
- b. Would the proposed project displace any existing recreational uses? If so, describe.
The proposal would not displace any known existing recreational uses.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project of applicant, if any:
N/A.

13. Historic and Cultural Preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.
None known.
- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.
None known.
- c. Proposed measures to reduce or control impacts, if any:
N/A.

14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on-site plans, if any.
The main streets serving the site are 228th Ave SE, SE 8th and the SE 4th Street Extension.
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
Currently Routes 216, 269, 927 have service along 228th Ave SE. With the development of the Town Center, transit service to the area would be expected to accommodate additional stops within the Center for needed public access.
- c. How many parking spaces would the completed project have? How many would the project eliminate?
N/A. This is a non-project action.
- c. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).
SE 4th Street has been extended across the north portion of the subject parcels and interior roadways are planned for access to the new development.
- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.
N/A. This is a non-project action.
- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.
The proposed amendment to the comprehensive plan is a non-project action. Impacts associated with a future project-specific action resulting from the requested change will be analyzed at a future date. However, resulting changes under the adopted Town Center plan will alter the existing number of trips generated by the land uses on the subject property. This proposal to increase density will not significantly alter the number of trips generated over what is already anticipated. The requested amendment to the comprehensive plan will further support the City's mandate to create walkable, pedestrian friendly neighborhood districts. The higher density of population with associated goods, services and work places will help reduce vehicular travel times within the Sammamish Town Center area if people do not need to drive outside the city boundaries for shopping and services.
- g. Proposed measures to reduce or control transportation impacts, if any:
Mitigation measures have been developed with the earlier EIS and Town Center plans and will be reviewed for potential increases due to increases in density.

15. Public Services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.
Public Services were studied as part of the original EIS and was determined that all would be impacted by an increased need. This proposal for an increase in the amount of commercial and an increase in residential density would also create a proportionate increase.

- b. Proposed measures to reduce or control direct impacts on public services, if any.
On-going monitoring for increases in staffing, equipment and facilities are planned as the various projects within the Town Center are implemented.

16. Utilities

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity, which might be needed.
An analysis of the utilities required for the development of the Town Center was included with the EIS. Water, Sewer and Solid Waste are expected to have no negative impacts to service. Electricity and Natural Gas will require expansion or upgrades to their systems in order to support a full build-out of the Town Center.

Applicant Information

**Evaluation
For Agency Use Only**

SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____

Name: _____

Title: DIRECTOR OF LAND USE PLANNING / BCRA

Date Submitted: _____

SEPT. 24, 2009

SECTION III - SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(Do not use this sheet for project actions)

Nonproject proposals are those which are not related to a specific site, such as adoption of plans, policies, rules or ordinances.

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment. When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

As a direct result of the requested change in land use density, there is the potential to increase the number of dwelling units and commercial on the subject site. An increase in density could potentially result in an increase in the amount of surface water runoff and the emissions to the air. It is unlikely that there will be toxic or hazardous substances release. However, with the implementation of Low Impact Development (LID) and other sustainable development practices on the subject site, these potential impacts can potentially be completely mitigated.

Proposed measures to avoid or reduce such increases are:

Conformance with required stormwater regulations and infrastructure requirements per the City of Sammamish and Washington State. Any proposed project resulting from this requested comprehensive plan amendment will be expected to comply with all applicable development regulations and ordinances in place at that time.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

The proposed requested change in land use density will not have a negative adverse impact on plants, animals, fish, or marine life.

Proposed measures to protect or conserve plants, animals, fish or marine life are:

Conformance with required development regulations, city ordinances (including Critical Areas Ordinances) and infrastructure requirements per the City of Sammamish and Washington State.

3. How would the proposal be likely to deplete energy or natural resources?

Electricity and Natural Gas Companies will require expansion or upgrades to their systems in order to support a full build-out of the Town Center. The proposed request in change of land use density will not result in the depletion of energy or natural resources.

Proposed measures to protect or conserve energy and natural resources are:

Conformance with existing building and energy codes as required by the City of Sammamish and Washington State. Any proposed project resulting from this requested comprehensive plan amendment will be expected to comply with all applicable development regulations and ordinances in place at that time.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible, or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, flood plains, or prime farmlands?

Any resulting development related to the proposed request will be in conformance with all applicable codes and regulations that are in place and intended to protect sensitive areas, or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime

farmlands. Specific to this site are known designated habitat corridors and wetlands which will be buffered as required.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The proposed request is consistent with the surrounding properties and is in conformance with the Goals and Policies referenced in the City's Comprehensive Plan. No land or shoreline uses that are incompatible with current codes and regulations will be allowed.

Proposed measure to avoid or reduce shoreline and land use impacts are:

Proposed development will be in conformance with all applicable zoning code and development regulations as they relate to the proposed change in land use density. Any proposed project resulting from this requested comprehensive plan amendment will be expected to comply with all applicable development regulations and ordinances in place at that time.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

The proposal will likely result in a potential increase in the number of trips generated from the subject site and an increase in demand for utilities in direct proportion to the increase in proposed density. Water, Sewer and Solid Waste are expected to have no negative impacts to service. Electricity and Natural Gas will require expansion or upgrades to their systems in order to support a full build-out of the Town Center.

Proposed measures to reduce or respond to such demand(s) are:

Mitigation measures have been developed with the earlier EIS and Town Center plans and will be reviewed for potential increases due to increases in density. On-going monitoring for increases in staffing, equipment and facilities are planned as the various projects within the Town Center are implemented.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

The proposal will not conflict with local, state or federal laws for the protection of the environment. Any proposed project resulting from this requested comprehensive plan amendment will be expected to comply with all applicable regulations, including the provision of wetlands mitigation, where appropriate.

Legal Description of Site

Base Land Use – Application Owner Signatures

I certify that all of the information submitted in this application including any supplemental information is true and complete to the best of my knowledge and I acknowledge that willful misrepresentation of information will terminate this permit application. I have read this application in its entirety and understand that my submittal will be reviewed for completeness and, if found to be complete, will be processed in accordance with SMC Title 20.

Parcel No: 1241100024

Owner: Galvin, John E

Parcel Address: 414 228TH AVE SE 98074

Legal Description: BURKE-FARRARS KIRKLAND DIV #19 E 145 FT OF W 419 FT LESS S 25 FT THOF


Signature


9-22-09
Date

Parcel No: 1241100026

Owner: Moffatt, Christopher & Holly

Parcel Address: No address at this parcel

Legal Description: BURKE-FARRARS KIRKLAND DIV # 19 PP ACT 39919386 MOBILE HOME W 274 FT OF 5 & 5A LESS S 25 FT THOF LESS N 183 FT THOF PER KC SHORT SUBD #473063 REC #9303111549 LESS POR DEEDED TO CITY OF SAMMAMISH FOR RD UNDER REC # 20020321001918


Signature

9/21/09
Date


Signature

9/21/09
Date

Parcel No: 1241100027

Owner: Birgh, Richard

Parcel Address: No address at this parcel

Legal Description: BURKE-FARRARS KIRKLAND DIV #19 LESS W 645 FT EX E 16 FT OF W 435 FT LESS S 25 FT LOTS 5 & 5A TGW N 25 FT OF W 1/2 LOT 6 LESS POR FOR RD PER REC # 20020326003214

Signature

Date

Parcel No: 1241100028

Owner: Galvin, John E & Baharudin, Roz

Parcel Address: 432 228TH AVE SE 98074

Legal Description: BURKE-FARRARS KIRKLAND DIV # 19 E 210 FT OF W 645 FT
TGW S 25 FT OF W 435 FT OF 5A LESS POR DEEDED TO CITY OF SAMMAMISH
FOR RD UNDER REC # 20020408002564

Signature John Galvin Date 9-22-09
Signature Rozacuti Date 9-22-09

Parcel No: 1241100029

Owner: Houot, Robert & Cindy

Parcel Address: 404 228TH AVE SE 98074

Legal Description: BURKE-FARRARS KIRKLAND DIV #19 N 183 FT OF FOLG - W
274 FT OF 5 & 5A LESS S 25 FT THOF PER KC SHORT SUBD #473063 REC
#9303111549 LESS POR DEEDED TO CITY OF SAMMAMISH FOR RD UNDER REC
NO 20020708000324 & LESS POR DEEDED TO CITY OF SAMMAMISH UNDER REC
20060227002566

Signature Robert Houot Date 09/21/2009
Signature Cindy Houot Date 09/21/2009

Parcel No: 1241100030

Owner: JOMO LLC

Parcel Address: 512 228TH AVE SE 98074

Legal Description: BURKE-FARRARS KIRKLAND DIV # 19 PP ACT 39919394
MOBILE HOME W 1/2 LESS S 150 FT & LESS N 25 FT LESS POR DEEDED TO CITY
OF SAMMAMISH FOR RD UNDER REC NO 20020708000314

Signature Deborah Lukas Date 9/23/09

Parcel No: 1241100035

Owner: Kyncl, Kaete

Parcel Address: 524 228TH AVE SE 98074

Legal Description: BURKE-FARRARS KIRKLAND DIV # 19 S 150 FT OF W 1/2 LESS
POR DEEDED TO CITY OF SAMMAMISH FOR RD UNDER REC NO 20020418000662
& 20030806001248 TAXABLE PORTION PARTIALLY EXEMPT UNDER RCW
84.36.381 THRU .389

Signature

Date

Parcel No: 1241100036

Owner: Hansen, John & Petra

Parcel Address: No address at this parcel

Legal Description: BURKE-FARRARS KIRKLAND DIV # 19 E 1/2 LESS W 332 FT OF
N 125 FT

Signature

Date

Signature

Date

Parcel No: 1241100038

Owner: Hansen, John & Petra

Parcel Address: 504 228TH AVE SE 98074

Legal Description: BURKE-FARRARS KIRKLAND DIV #19 W 332 FT OF N 125 FT
OF E 1/2

Signature

Date

Signature

Date

RECEIVED BY PERMIT CENTER

SEP 24 2009

CITY OF SAMMAMISH



September 24, 2009

City of Sammamish, Community Development Department
Attn: Kamuron Gurol, Community Development Director
Attn: Michael Matthias, Town Center Project Manager
801 228th Avenue SE
Sammamish, WA 98075-9509

**RE: Comprehensive Plan Amendment *Criterion Compliance Document*
for the Sammamish Town Center.**

Dear Mr. Gurol and Mr. Matthias,

Enclosed please find the following in support of the Sammamish Town Center Comprehensive Plan Amendment. As a part of our submittal, we are providing a *Criterion Compliance Document* addressing the following:

Criterion Compliance Document

1. Describe the proposed change.

Statement:

Generally the proposed change is to increase the residential and commercial density of all the properties (within the Sammamish Town Center) from that proposed by the City of Sammamish in the adopted Town Center Master Plan.

The properties located within the Southeast Quadrant of the Sammamish Town Center are requesting an increase up to 300,000 square feet of commercial within the A3 and B zones. The other quadrants within the Town Center would also require a density increase to meet the demands of the anticipated market.

Plans for development in the Southeast Sammamish Town Center (STC) area show that the properties contained therein are labeled A3, and B per the Sammamish Town Center Master Plan adopted by the City of Sammamish. The total acreage for areas A3 and B is approximately 26.25 acres, which includes 6.06 acres of future development lots not currently under study for the purposes of this comprehensive plan amendment. The portion under the A3 designation in the comprehensive plan is approximately 9.66 acres with a net buildable area of 9.39 acres when steep slopes are subtracted from the overall area. The area designated B includes the future development parcels, but since these are not under consideration for development under current proposal, the remaining portion of the area (10.53 acres) is used for calculations in this comprehensive plan amendment. Altogether the gross lot area is 20.19 acres; subtracting steep slopes in excess of 20% for development, wetlands and their buffers, the net buildable/design area is 15.03 acres. Please see attached King County Assessor's Parcel Map.

Based on page 28 of the Town Center Master Plan, the density calculations show that 235 dwelling units (DUs) are possible in the land under this study.

BCRA



This amounts to a density of 15.6 DU/Ac. For area A3, the minimum density desired is 20 DU/Ac, and B shows a maximum density of 20 DU/Ac.

Under a scenario designed by BCRA and presented with the requested comprehensive plan amendment, the density is shown as 18.6 DU per acre, with 280 DUs. While still less than the minimum and maximum threshold listed above in the existing comprehensive plan, it is higher than the current zoning of 1 DU per acre for single family residential. The 20 DU/Ac threshold would require a total of 301 units over the whole site.

Higher density in this study area makes sense for a tight grouping of pedestrian amenities, maximum use of the site, and how residential uses in higher densities support associated retail, commercial, and office uses as places of employment and shopping. A tight spatial organization of the site and its proximity to the city center would mean that pedestrian traffic is a priority driving design to reduce reliance on automobile use

2. Describe the anticipated impacts of the change, i.e., geographic area affected and issues presented.

Statement:

Under the adopted Town Center Plan, the designated planning area will change from its current suburban/rural character to an urban area featuring a range of housing densities and land use intensities during the next 25 years. With the change in intensity request of this proposal, the anticipated increase in population will be somewhat greater than originally designed but could be accommodated with planning. Providing additional opportunities of work and retail choices within this core will offset any increases by bringing origins and destinations closer together.

The impacts to the natural environment will be similar to what is expected with the adopted Town Center Plan. Most of these impacts can be minimized by managing surface water runoff, protecting wetlands, streams and buffers; employing site planning and development guidelines that regulate the form and character of new development; avoiding or buffering conflicting land uses; and making improvements to roadways and other city infrastructure. Conceptual Site Plans for the SE Quadrant shows that the designated Habitat Corridor network continues along the same route as the George Davis Creek, encompassing its riparian corridor, exiting the planning area and eventually joining the Ebright Creek riparian corridor. These Habitat corridors are set aside for preserving the connection between habitats and will be maintained through buffering and a site designed for their protection.

The creation of a more dense Town Center, would provide the City the opportunity to more comprehensively and efficiently mitigate many of the impacts associated with increased population and development throughout the City as a whole and reducing the effects of sprawl.

BCRA



3. Describe why the existing comprehensive plan guidance in effect or the existing criteria is not longer applicable.

Statement:

The vision of the City's Comprehensive Plan in part states, "The vision of Sammamish is a community of families. A blend of small-town atmosphere with suburban character, the City also enjoys a unique core of urban lifestyles and conveniences."

The City of Sammamish Town Center Sub-Area Plan DEIS pointed out that the Comprehensive Plan established a land use plan for Sammamish that reflects the City's vision statement for a small-town character and suburban style development, but with acknowledgement of community gathering areas in "centers." The Comprehensive Plan includes a goal to "establish the three designated community centers, including the existing centers at Inglewood Center and Pine Lake Village, and the planned City Hall/park project, to host a diversity of high quality places to live, work, shop and recreate" (LUG-2) Several policies were also established that further defined a process for planning a town center.

The existing comprehensive plan guidance and criteria are no longer applicable as the proposed modifications will actually provide for a higher density while actually decreasing the total number of residential units currently allowed under the existing City of Sammamish Comprehensive Plan and Town Center Sub-Area Plan.

Based on page 28 of the Town Center Master Plan, the density calculations show that 235 dwelling units (DUs) are possible in the land under this study. This amounts to a density of 15.6 DU/Ac. For area A3, the minimum density desired is 20 DU/Ac, and B shows a maximum density of 20 DU/Ac.

Under a scenario designed by BCRA and presented with the requested comprehensive plan amendment, the density is shown as 18.6 DU per acre, with 280 DUs. While still less than the minimum and maximum threshold listed above in the existing comprehensive plan, it is higher than the current zoning of 1 DU per acre for single family residential. The 20 DU/Ac threshold would require a total of 301 units over the whole site.

Higher density in this study area makes sense for a tight grouping of pedestrian amenities, maximum use of the site, and how residential uses in higher densities support associated retail, commercial, and office uses as places of employment and shopping. A tight spatial organization of the site and its proximity to the city center would mean that pedestrian traffic is a priority driving design to reduce reliance on automobile use.

For the Commercial component, with the previous moratorium imposed on development, the trend numbers have been skewed as the City has historically been overlooked by the development community who, instead, have chosen to



focus on surrounding areas such as Redmond and Issaquah. Few statistics, if any, are important to point out within Sammamish's commercial markets.

In the April 6, 2009, Gardner Johnson Sammamish Town Center Development Feasibility & Market Analysis, it was determined that the commercial allocations remain below what would represent the Center's total potential yield given their estimates and projections based on Puget Sound Regional Council long range forecasts.

4. Describe how the amendment complies with GMA goals/requirements.

Statement:

The following Planning Goals within the Growth Management Act (GMA) in RCW 36.70A.020 would be fulfilled by the proposed modification to the City of Sammamish Comprehensive Plan Amendment.

- 1) **Urban growth.** Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.

The proposed Comprehensive Plan Amendment encourages development in an urban area already defined as one of the designated "community centers" within the City of Sammamish Comprehensive Plan. Infill development promotes smart growth as the existing utilities and public facilities may be utilized in a more localized area. Any additional services required may be provided in an efficient manner due to the close proximity of essential services and the existing urban fabric and streetscapes of the downtown.

- 2) **Reduce sprawl.** Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.

The proposed modification will help reduce sprawl from the outlying rural areas and neighborhoods into the designated City of Sammamish Town Center (community center) promoting infill. Much of the land would be converted into mixed-use development that will not only accommodate for the needs of the existing local residents by adding a retail/commercial element, but will also add residential density to the neighborhood. This helps create more jobs for the community members, reduce sprawl, and creates more housing opportunities for the changing demographics of the Sammamish Plateau, while bringing new business to the area and creating linkages to the existing commercial and retail areas.

- 3) **Transportation.** Encourage efficient multimodal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans.

The City of Sammamish Town Center Sub-Area Plan DEIS denotes the proposed development is located along King County Metro public transit routes.



There are currently three routes that provide service along 228th Avenue SE and as a result would service the Town Center and will reinforce and encourage multimodal transportation within and outside the City of Sammamish.

Route 216
Route 269
Route 927

In addition to these three routes, two Park & Ride lots are located within the City. The first is located at the Sammamish Hills Lutheran Church, and the South Sammamish Park & Ride is located at the intersection of 228th Avenue SE and Issaquah-Pine Lake Road.

- 4) **Housing.** Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.

The Land Use Element of the City of Sammamish Comprehensive Plan provides for land uses reflective of the City's vision statement for a small-town character, suburban residential style development, but with acknowledgement of community gathering areas in "centers" and attention to environmental characteristics (City of Sammamish, 2003a). Distinguishing characteristics and policies established in the Comprehensive Plan include:

- Preservation of the character and development patterns in existing single-family neighborhoods through R-4 and R-6 zoning;
- Protection of the high rank order and functions of environmentally sensitive areas through policies, development regulations, and through R-1 zoning as appropriate;
- Targeting future commercial growth and mixed use development to three designated community centers, the Inglewood and Pine Lake Centers, and the Sammamish Commons;
- Development of a City Hall and City Park project as a designated Community Center, in accordance with an approved master plan, known as the Sammamish Commons; and
- Establishment of locally determined level of service standards for transportation, a priority list of capital improvements, revised mitigation fees and concurrency requirements, and direction to execute interlocal agreements with neighboring jurisdictions to relieve bottlenecks affecting access to and from the community.

The Comprehensive Plan calls for the three designated community centers (Inglewood, Pine Lake Village, and Sammamish Commons) to host a diversity of high-quality places to live, work, shop and recreate. The



Comprehensive Plan also calls for a sub-area planning process for the area now known as the Town Center.

The Town Center Sub-Area Plan is intended to implement the Comprehensive Plan by addressing the population and land use designations that will be allocated within Sammamish's Town Center. The Sub-Area Plan will address the specific issues and features of a limited geographic area, and provide more detailed policies and implementation strategies that are tailored to the Town Center.

The Sub-Area Plan is intended to implement specific policies identified in the Comprehensive Plan such as planned urban densities and land uses, identification and protection of critical areas, and provision of adequate capital facilities and services. In addition, it provides planning level guidance for future public and private investments within the Town Center.

- 5) **Economic development.** Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services and public facilities.

The proposed Comprehensive Plan amendment and subsequent development is consistent with the vision, goals and policies of the City of Sammamish Comprehensive Plan in these areas. The development will create and promote economic opportunity for new businesses within the Sammamish Plateau area as it will provide commercial and retail space for these businesses.

- 6) **Property rights.** Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.

Not applicable. Private property is not being taken for public use. At a point in the future, areas designated as public roads and rights-of-way will be dedicated to the City.

- 7) **Permits.** Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.

Agreed. We have full confidence that the City of Sammamish will process permits in a timely and fair manner.



- 8) **Natural resource industries.** Maintain and enhance natural resource-base industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forest lands and productive agricultural lands, and discourage incompatible uses.

The proposed development of the subject land does not interfere with the maintenance or enhancement of natural resource-base industries. No forest lands, fisheries, timber production or agriculture should be affected by the proposed development of the subject land.

- 9) **Open space and recreation.** Retain open space, enhance recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities.

The proposed development of the subject land will increase the residential density of the neighborhood thus creating increased opportunities for more City residents to access proposed on-site enhancements. No existing open space or natural resources will be decreased or eliminated.

A Village Commons and Community Nature Trails are currently proposed to enhance the recreational opportunities and increase access to natural resource lands and water. Bio-swales and native plantings are proposed to help filter runoff and to enhance the wetland habitat on-site.

- 10) **Environment.** Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.

The proposed development will increase the quality of life to the area by creating usable spaces, connection between uses and walk-able, desirable streetscapes in an area that currently does not make these provisions. For example, by encouraging density in the urban core, there will be less demand on public infrastructure and a reduction in vehicle trips, thus enhancing air and water quality.

- 11) **Citizen participation and coordination.** Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.

As a part of the ongoing process, with the adoption of the EIS and the Master Plan, numerous rounds of Planning Commission and City Council hearings, with many optional public charettes and forums, have already taken place. With this proposed Comprehensive Plan Amendment, public involvement at the Planning Commission and City Council level will occur.

- 12) **Public facilities and services.** Ensure that those public facilities and services necessary to support development shall be adequate to serve



the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.

The proposed development is currently a non-project action. When applying for project specific entitlement and permitting in the future, the project should be required to go through an availability, entitlement, and permitting process to ensure that the public facilities and services necessary to support development shall be adequate to serve the proposed uses at the time the completed project is available for occupancy and use without decreasing current service levels below locally established standards.

- 13) **Historic Preservation.** Identify and encourage the preservation of lands, sites, and structures that have historical or archaeological significance.

The proposed development is not anticipated to have any historical or archaeological significance.

5. Describe how the amendment complies with the Sammamish vision statement.

Statement:

The vision statement recognizes that the Town Center, as the "heart of the City," will accommodate a "unique core of urban lifestyles and experiences." Future development within the Town Center area would offer a range of commercial, residential, recreational, and cultural activities intended to efficiently serve Sammamish residents.

Urban setting. The changes proposed to the Town Center are on the whole in line with and exemplifies the City of Sammamish's vision statement for the Town Center. The proposal will create more dense development, while preserving and enhancing the topography and natural assets of the habitat corridor and preserving scenic views. Increasing the density will also provide the possibility to expand on the range of commercial and personal services, potentially creating more of a mix of cultures and housing types for Sammamish's residents, while ensuring at the least a basic compliance with the Vision statement.

Development of professional and business services-oriented office space presents a significant opportunity for economic development in Sammamish. According to the 2000 Census over half of the workers in Sammamish are employed in management, professional and related occupations. These factors present a strong opportunity to create a distinctive niche of business office development not currently met within the plateau region. Currently, the City of Sammamish is a bedroom community with a very low jobs-to-housing ratio of 0.3. Nearby cities of Redmond and Woodinville have much higher jobs-to-housing ratios of 3.6 and 3.3 respectively. Increasing the opportunities for work



within the center will increase the city's jobs-to-housing ratio and the economic vibrancy of the City of Sammamish.

Natural setting. The Conceptual Site Plan for the SE Quadrant provides a design that incorporates the natural resources and sensitive site characteristics as amenities through landscaping, water resources and community nature trails as natural features. This plan has a hierarchy of interconnected public and private open spaces, from the formal commons area to the more private commons within townhouse areas and to the nature trails that meander through the natural open spaces and native vegetation.

Furthermore, studies have shown that suggest that creating mixed-use development and achieving jobs-housing balance is one of the most important ways land use planning can contribute to reducing motorized travel, thereby creating a more sustainable environment. Fewer car trips and less time spent in cars means reducing fossil fuel consumption, a reduction in our carbon footprint and reduced roads maintenance.

6. What are the effects of the change on the current functional plans/capital improvement programs?

Statement:

The proposed increase in overall density will not effect the capital improvements directly in that there will be no changes to already planned improvements. The proposed increase in density will, however, bring more revenue to the City and thereby bring more funds to support the future growth and carry out the City's Goals and Objectives. In the City of Sammamish's 2009/2010 Budget in Brief, adjustments had been made to reflect the current poor economic conditions and to position the city for the future. These adjustments include delaying the timing of capital projects by phasing several projects out over a longer period of time. This allows the city to continue their "pay as we go" financial funding policy. However, Phase II of Sammamish Commons as well as several other parks, street overlay and sidewalk investments are still moving forward as planned. Also, as the Town Center is developed, the property tax for the parcels with a greater density will increase as well, bringing in even more tax revenue and increasing the city's tax base.

7. Describe the necessary implementation steps and alternatives to the proposed change.

Statement:

Since 2006, the City of Sammamish has been going through a very extensive development and review process as the Town Center Plan has been developed. That process is still on-going and the City has indicated that they are open to revisions in the Plan as the process continues, while the best scenarios for development become more concrete. A public forum on the Draft Zoning and Development Regulations is scheduled for September 24, 2009. The purpose of the Public Forum will be to present information on these draft regulations and answer any questions. In October the Planning Commission will be holding



Public Hearings on these draft regulations. There will be several opportunities over the course of the remaining process for public input.

8. Describe how the change implements/supports the goals of the comprehensive plan.

Statement:

The Comprehensive Plan includes a goal to "establish the three designated community centers, including the existing centers at Inglewood Center and Pine Lake Village, and the planned City Hall/park project, to host a diversity of high quality places to live, work, shop, and recreate" (LUG-2)

LUP-1.1 The City shall encourage development that creates and maintains a safe, healthy and diverse residential community. The City should contain diverse affordable housing, reasonable employment opportunities, and should protect the natural environment and significant cultural resources.

- **This requested amendment to the comprehensive plan further supports and helps to implement the goals and policies of the City of Sammamish Comprehensive Plan and the Town Center Master Plan by providing development that maintains a safe, healthy and diverse residential community**

LUP-2.1 The City shall designate on the Comprehensive Plan Land Use Map three community centers to be known as the Inglewood Center, the Pine Lake Center, and the Sammamish Commons.

- a. The Sammamish Commons shall consist of parcels currently owned by the City of Sammamish, or abutting parcels subsequently purchased by the City, in the vicinity of the intersection of SE 8th and 228th Ave SE, as depicted in Figure III-2, for the site of the City Hall and a community park.

This requested amendment to the comprehensive plan further supports and helps to implement the goals and policies of the City of Sammamish Comprehensive Plan and the Town Center Master Plan as being one of the three community centers designated on the Comprehensive Plan Land Use Map.

LUP-2.2 The City should plan for compact and diverse community centers that are consistent with the community vision, and respectful of surrounding neighborhoods and the capacity of natural systems.

- a. The City should actively involve the community in the preparation of the sub-area plans for the Inglewood and Pine Lake Centers and a Master Plan for the Sammamish Commons as designated in Figure III-2.



- b. The City shall prepare and formally adopt for implementation a Master Plan to guide the development of the Sammamish Commons, as designated in Figure III-2. This Master Plan may include provisions for a City Hall, related community facilities such as a library and/or community center, and a public park. Limited commercial activities supportive of the public functions in the commons may be permitted.
- c. Following adoption of the Sammamish Commons Master Plan, the City shall initiate a sub-area planning process for properties in the vicinity of 228th Avenue that may be affected by the Sammamish Commons. This sub-area plan may include potential zoning changes or other recommendations to promote more compatible land uses and to minimize potential adverse impacts on adjoining properties.
 1. The Planning Commission shall recommend, for City Council review and approval, final boundaries for the sub-area.
 2. The general boundaries for the sub-area plan shall include NE 4th At on the north, SE 10th St to the south, the unimproved right-of-way for 232nd Ave to the east, and 218th St extended to the west.
 3. In establishing the final boundaries, whole parcels and multiple parcels in common ownership shall be included in the sub-area.
 4. Sub-area planning shall focus on undeveloped and underdeveloped parcels within the final boundaries.
 5. Sub-area planning shall respect the integrity of fully developed single-family residential neighborhoods, and give consideration to landscaping and/or buffer requirements between single-family residential neighborhoods, recreational uses and mixed use/commercial development.
 6. The sub-area planning process shall include opportunities for public participation and comment.

This requested amendment to the comprehensive plan further supports and helps to implement the goals and policies of the City of Sammamish Comprehensive Plan and the Town Center Master Plan by providing development that embraces compact and diverse community centers that are consistent with the community vision and respectful of surrounding neighborhoods and the capacity of natural systems



- LUP-2.4** *The City should promote design of the three designated community center environments based upon a human scale to encourage attractive street fronts and other connecting walkways that accommodate pedestrians as the first priority, while accommodating vehicular movement.*

This requested amendment to the comprehensive plan further supports and helps to implement the goals and policies of the City of Sammamish Comprehensive Plan and the Town Center Master Plan by providing community center environments based upon a human scale to encourage attractive street fronts and other connecting walkways that accommodate pedestrians as the first priority, while accommodating vehicular movement.

- LUP-3.10** *The design, scale, and allowable uses within the three designated community centers shall be strictly regulated in accordance with approved sub-area or master plans to ensure compatibility with the surrounding neighborhood. Development should vary with the type and intensity of the abutting neighborhood in which it is located.*

This requested amendment to the comprehensive plan further supports and helps to implement the goals and policies of the City of Sammamish Comprehensive Plan and the Town Center Master Plan by ensuring compatibility with the surrounding neighborhood with varying type and intensity of the abutting neighborhood.

- LUP-3.12** *The City shall adopt design standards and development regulations to ensure that future mixed-use developments are designed in a manner and at a scale that is consistent with the character of the respective zoning classifications. In doing so, the Planning Commission shall evaluate mixed-use developments and standards from other communities and may recommend revisions to permitted residential densities appropriate for the City of Sammamish. The total impacts of such development should not exceed impacts of each use individually.*

This requested amendment to the comprehensive plan further supports and helps to implement the goals and policies of the City of Sammamish Comprehensive Plan and the Town Center Master Plan by ensuring that future mixed-use developments are designed in a manner and at a scale that is consistent with the character of the respective zoning classifications. With the data and information provided within this Comprehensive Plan Amendment submittal packet, the Planning Commission may recommend revisions to permitted residential densities appropriate for the City of Sammamish.



GOAL

LUG-5: Promote community-gathering places that encourage the interaction of people.

This requested amendment to the comprehensive plan further supports and helps to implement the goals and policies of the City of Sammamish Comprehensive Plan and the Town Center Master Plan by promoting community-gathering places that encourage the interaction of people.

GOAL

LUG-6: Promote development design that encourages attractive, functional, and distinctive environments which reinforce a sense of community.

LUP-6.1 • Development standards for non-residential uses should create a consistent and compatible pattern of development. Development standards should address issues, including, but not limited to: floor area ratios, lot dimensions, building setbacks and height, impervious surface limitations, access, and parking configurations.

LUP-6.7 Building and site design should encourage personal safety by:

- a. Making criminal access more difficult (referred to as reducing penetrability),
- b. Using site planning techniques to give all users more control over the space adjacent to their buildings (increased territoriality),
- c. Providing clear and direct lines of sight to increase the perception of security.
- d. Increasing opportunities for neighbors and those passing by to keep an eye on nearby activities (improved surveillance) reducing "unclaimed" areas, i.e. spaces within a development that are not clearly public or private (reduced ambiguity),
- e. Incorporating pedestrian-oriented lighting into neighborhoods, streets and other public places, and
- f. Using design and construction approaches that reduce vandalism. These principles should also be incorporated into design standards.

LUP-6.9 Design standards should include provisions to guide site design such as placement of buildings in relation to parking and the street, location of supporting service and mechanical equipment, integration of surface water facilities, etc.



LUP-6.11

Building design should contribute to the uniqueness of the three designated community centers and distinct neighborhoods of the City with predominant materials, elements, features, color range, and activity areas tailored specifically to the site and its context. In the case of a multiple building development, each individual building shall include predominant characteristics shared by all buildings in the development so that the development forms a cohesive place within the designated community center and distinct neighborhoods of the City.

This requested amendment to the comprehensive plan further supports and helps to implement the goals and policies of the City of Sammamish Comprehensive Plan and the Town Center Master Plan by promoting development design that encourages attractive, functional, and distinctive environments which reinforce a sense of community.

LUP-7.1

Clustered development should be encouraged rather than strip development. Nonresidential development should be compact, allow for walking between uses and be located at an intersection of arterials or be bounded by arterials or other boundaries, such as topography, that would discourage development in long narrow strips. Non-residential uses should be designed so that impacts on adjacent uses will not pressure adjacent uses to convert to non-residential uses.

This requested amendment to the comprehensive plan further supports and helps to implement the goals and policies of the City of Sammamish Comprehensive Plan and the Town Center Master Plan by encouraging clustered development allowing for walking between uses. Non-residential uses should not pressure adjacent uses to convert to non-residential uses.

LUP-7.6

High density multi-family housing should be located close to arterials served by public transit and within walking distance of commercial activities, parks and recreational facilities. Zoning changes to accommodate additional multi-family development should only occur when it can be demonstrated that conditions have changed since the original multifamily classification boundaries were determined, and there is a demonstrated community need.

As previously mentioned, for the Commercial component, with the previous moratorium imposed on development, the trend numbers have been skewed as the City has historically been overlooked by the development community who, instead, have chosen to focus on surrounding areas such as Redmond and Issaquah. Few statistics, if any, are important to point out within Sammamish's commercial markets.



In the April 6, 2009, Gardner Johnson Sammamish Town Center Development Feasibility & Market Analysis, it was determined that the commercial allocations remain below what would represent the Center's total potential yield given their estimates and projections based on Puget Sound Regional Council long range forecasts.

This requested amendment to the comprehensive plan further supports and helps to implement the goals and policies of the City of Sammamish Comprehensive Plan and the Town Center Master Plan by providing high-density multi-family housing close to arterials served by public transit and within walking distance of commercial activities, parks, and recreational facilities. Zoning changes should be allowed to occur based on the changing conditions from the original multi-family classification boundaries previously determined.

- LUP-8.6 • *To maintain the current business base, and allow for additional business consistent with the adopted land use pattern, the City should maintain accurate and up-to-date capital facility plans for transportation, surface water, and parks.*

This requested amendment to the comprehensive plan further supports and helps to implement the goals and policies of the City of Sammamish Comprehensive Plan and the Town Center Master Plan by maintaining the current business base, and allowing for additional business consistent with the adopted land use pattern.

- LUP-8.11 *The City should cooperate in efforts to establish regional economic diversification and development goals, strategies, and actions. Participation should be encouraged by other jurisdictions, labor, education, environment, and business interests.*

This requested amendment to the comprehensive plan further supports and helps to implement the goals and policies of the City of Sammamish Comprehensive Plan and the Town Center Master Plan by cooperating with the City to establish regional economic diversification and development goals, strategies, and actions.

- LUP-9.2 *Site characteristics that enhance community character, including clusters of existing trees, watercourses, historic features and similar assets should be preserved through sensitive site planning. Clustering may be used to protect these areas incorporating recreation areas and open space.*

This requested amendment to the comprehensive plan further supports and helps to implement the goals and policies of the



City of Sammamish Comprehensive Plan and the Town Center Master Plan by working with the site characteristics to enhance the community character, including clusters of existing trees, watercourses, historic features, and similar assets through sensitive site planning.

- LUP-10.1** Clustering of existing trees and native vegetation should be incorporated into site and building designs when appropriate. This policy should be implemented during design review and other land use reviews.

This requested amendment to the comprehensive plan further supports and helps to implement the goals and policies of the City of Sammamish Comprehensive Plan and the Town Center Master Plan by providing the clustering of trees and native vegetation into the site and building designs.

- LUP-15.1** • The City should develop a trail system in accordance with the Support Policies – Encourage Planning, Development & Full Use of Trails and Greenways stated in the Park, Recreation and Open Space Comprehensive Plan, and Chapter IX of this Comprehensive Plan.

This requested amendment to the comprehensive plan further supports and helps to implement the goals and policies of the City of Sammamish Comprehensive Plan and the Town Center Master Plan by providing for a community nature trail system.

- LUP-15.5** Street standards and site planning requirements for new development and redevelopment should ensure that neighborhoods throughout the city will be connected and accessible by all travel modes.

This requested amendment to the comprehensive plan further supports and helps to implement the goals and policies of the City of Sammamish Comprehensive Plan and the Town Center Master Plan by ensuring that neighborhoods throughout the city will be connected and accessible by all travel modes.

- 9. What effects would the proposed amendment have on adjacent and nearby existing and permitted land use and surrounding development pattern.**

Statement:

Under the adopted Town Center Plan, the parcels within the identified Town Center boundaries would transform into a high-density residential neighborhood



with a small community core. This proposal does not change the overall effect and impact on adjacent land use.

The current total 600,000 square foot cap on Office and Retail needs to be adjusted. The solution is to increase the overall allowance for commercial square footage in the Town Center to a point that would allow for a proportionate increase within the SE Quadrant that would bring the available allocations to the desired range of up to 300,000 square feet of commercial and the residential density of over 20 DU's/acre within the SE Quadrant. It will not transform the intended character of the City of Sammamish as specified within the Sammamish Town Center Plan. Spreading out the office and retail over approximately 100 acres of net useable land would yield an urban core on less than 1/2 of 1% of the city's land area, leaving the rest of the city at status quo.

The comprehensive plan amendment will set the tone for future development in the Sammamish Town Center area, to model core principles of sustainable design features and integrative design. In short it is intended as a catalyst project to be an example for future development.

The amendment change to higher residential density and the inclusion of mixed use development supporting local residential needs will allow a compactness of urban form that creates a high degree of walkability and economy of scale for locals to procure their needs, groceries and other services. By providing places of work in the local region, tailored to Sammamish residents and telecommuters, branch offices and wireless hotspots will allow residents to cut down on transportation and commute times.

Over time as development in the Center is completed, the mixed-use focus of the center will create a more lively atmosphere. By bringing origins and destinations closer together people are more likely to walk, bike or ride public transit instead of driving, thus eliminating or reducing vehicle trips within the area. Studies have shown that suggest that achieving jobs-housing balance is one of the most important ways land use planning can contribute to reducing motorized travel.

Please feel free to contact me at 253.627.4367 if you have questions with regards to the enclosed information

Sincerely,

Gareth Roe, AICP
Director of Land Use Planning
BCRA

BCRA

